

Draft for Review and Discussion

Placer County Tahoe Basin Area Plan and Tahoe City Lodge EIR/EIS Alternatives Comparison				
	Alternative 1 Proposed Area Plan/ Proposed Lodge	Alternative 2 Area Plan with No Substitute Standards/Reduced Scale Lodge	Alternative 3 Reduced Intensity Area Plan/ Reduced Height Lodge	Alternative 4 No Project
AREA PLAN				
Coverage Limits in Town Centers (Max Transferred Coverage)	Up to 50% within 300 feet of the lake; up to 70% elsewhere	Same as Alt 1	50% max on all parcels	Up to 70% on vacant parcels; up to 50% on redeveloped parcels
Height Limits in Town Centers (Max Height)	56' in core areas 46' in transition areas (subject to special plan area and scenic limits)	Same as Alt 1	Tahoe City TC: Similar to Alt 1, except height limited to 46' lakeside of SR 28 Kings Beach TC: 48' mountain side of SR 28 36' lake side of SR 28 North Stateline TC: 48' mountain side of SR 28 36' on lake side of SR 28; CalNeva at 48'	42'
Max Number of Stories	Inside Town Centers 4 stories in core areas, 3 stories in transition areas Outside Town Centers Number of stories controlled by height limits	Same as Alt 1	Inside Town Centers Tahoe City TC: 3 stories Kings Beach/North Stateline TCs: Number of stories controlled by height limits Outside Town Centers West Shore: 2 stories for Sunnyside and Tahoma 2 stories for Homewood, except 3 stories in specific areas Tahoe Vista/Carnelian Bay: 3 stories mountain side of SR 28 2 stories lake side of SR 28	Number of stories controlled by height limits
Density Limits in Town Centers	Tourist: 40 units/acre Residential: 25 units/acre (subject to special plan area limits)	Tourist: 40 units/acre Residential: 25 units/acre	Similar to Alt 1, except residential density can be increased up to 25% for affordable housing	Tourist: 15-40 units/acre Residential: 15 units/acre

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